004.0	0003	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	909,100 / 909,100
					USE VALUE:	909,100 / 909,100
					ASSESSED:	909,100 / 909,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
102	-104	MELROSE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PALMER ALLYSEN--ETAL
Owner 2:	CARVER JEFFREY A
Owner 3:	
Street 1:	102-104 MELROSE STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 5,373 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1925, having primarily Vinyl Exterior and 2675 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 13 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5373.000	439,000	5,100	465,000	909,100
Total Card	0.123	439,000	5,100	465,000	909,100
Total Parcel	0.123	439,000	5,100	465,000	909,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 339.84 | /Parcel: 339.8

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	3837
GIS Ref	
GIS Ref	
Insp Date	08/11/17

!408!

PREVIOUS ASSESSMENT

Parcel ID: 004.0-0003-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	439,200	5100	5,373.	465,000	909,300	909,300	Year End Roll	12/18/2019
2019	104	FV	339,300	5100	5,373.	494,000	838,400	838,400	Year End Roll	1/3/2019
2018	104	FV	339,300	5100	5,373.	360,300	704,700	704,700	Year End Roll	12/20/2017
2017	104	FV	317,300	5100	5,373.	313,800	636,200	636,200	Year End Roll	1/3/2017
2016	104	FV	317,300	5100	5,373.	267,300	589,700	589,700	Year End	1/4/2016
2015	104	FV	281,200	5100	5,373.	261,500	547,800	547,800	Year End Roll	12/11/2014
2014	104	FV	281,200	5100	5,373.	215,000	501,300	501,300	Year End Roll	12/16/2013
2013	104	FV	293,100	5100	5,373.	204,600	502,800	502,800		12/13/2012

PRINT

Date	Time
12/10/20	16:12:57

LAST REV

Date	Time
07/28/20	14:57:11
danam	
408	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	21281-188		7/1/1991		201,000	No	No		Y

USER DEFINED

Prior Id # 1:	3837
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/7/2020	398	Heat App	18,111	C				
1/16/2020	108	Solar Pa	9,058	C				
8/29/2013	1305	Re-Roof	3,500	C				
6/26/2013	960	Solar Pa	32,800	C				
8/20/2003	703	Wood Dec	3,000			G6	GR FY06	

ACTIVITY INFORMATION

Date	Result	By	Name
8/11/2017	MEAS&NOTICE	HS	Hanne S
1/9/2014	Info Fm Prmt	EMK	Ellen K
7/10/2013	Info Fm Prmt	EMK	Ellen K
3/20/2009	Meas/Inspect	163	PATRIOT
4/6/2000	Inspected	276	PATRIOT
9/20/1999	Mailer Sent		
9/20/1999	Measured	264	PATRIOT
8/23/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5373		Sq. Ft.	Site		0	80.	1.08	1									464,954						465,000	

Total AC/HA: 0.12335 | Total SF/SM: 5373 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 464,954 | Spl Credit | Total: 465,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	Yes	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Fair
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.08640897
Const Adj.:	0.97757620
Adj $ / SQ:	180.548
Other Features:	92528
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	636257
Depreciation:	197240
Depreciated Total:	439017

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 13 | BRs: 5 | Baths: 2 | HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	
1	5	2	
Totals			
2	13	5	

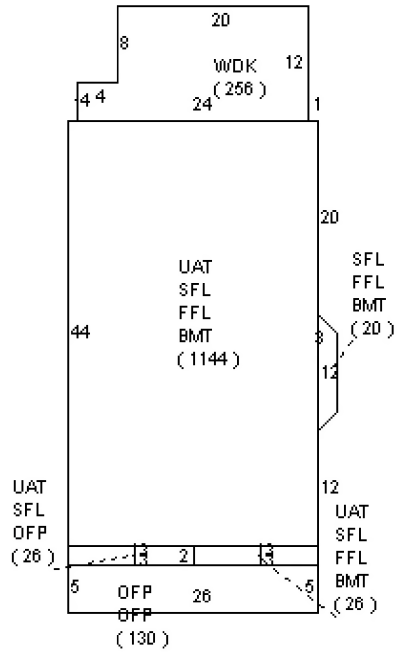
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:	1.00	Before Depr:	180.55
Special Features:	0	Val/Su Net:	98.94
Final Total:	439000	Val/Su SzAd	182.46

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,216	180.550	219,546
BMT	Basement	1,190	54.160	64,456
FFL	First Floor	1,190	180.550	214,852
UAT	Upper Attic	299	120.970	36,169
OFP	Open Porch	286	21.770	6,226
WDK	Deck	256	9.680	2,479

Net Sketched Area: 4,437 | Total: 543,728

Size Ad 2406 | Gross Are 5334 | FinArea 2675

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	90	C	

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID

004.0-0003-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1925	21.25	T	40	104			5,100			5,100

More: N | Total Yard Items: 5,100 | Total Special Featues: | Total: 5,100

IMAGE

AssessPro Patriot Properties, Inc